164.A	0002	0025.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	495,700	/	495,700
USE VALUE:	495,700	/	495,700
ASSESSED:	495,700	/	495,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		HARVARD ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	MURPHY DANIEL A
Owner 2:	YOUNGBLOOD ABIGAIL J
Owner 3:	
Street 1:	23-25 HARVARD ST #2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LOCKWOOD RENEE A -
Owner 2:	-
Street 1:	25 HARVARD ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1959, having primarily Wood Shingle Exterior and 1148 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	490,100	5,600		495,700
Total Card	0.000	490,100	5,600		495,700
Total Parcel	0.000	490,100	5,600		495,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.89 | /Parcel: 431.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	281467
GIS Ref	
GIS Ref	
Insp Date	09/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 164.A-0002-0025.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	483,000	5600	.		488,600	488,600	Year End Roll	12/18/2019
2019	102	FV	495,200	5600	.		500,800	500,800	Year End Roll	1/3/2019
2018	102	FV	438,800	5600	.		444,400	444,400	Year End Roll	12/20/2017
2017	102	FV	376,000	5600	.		381,600	381,600	Year End Roll	1/3/2017
2016	102	FV	376,000	5600	.		381,600	381,600	Year End	1/4/2016
2015	102	FV	315,600	5600	.		321,200	321,200	Year End Roll	12/11/2014
2014	102	FV	301,100	5600	.		306,700	306,700	Year End Roll	12/16/2013
2013	102	FV	301,100	5600	.		306,700	306,700		12/13/2012

!15471!

PRINT

Date	Time
12/11/20	05:11:16

LAST REV

Date	Time
12/19/18	09:54:15

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15471

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOCKWOOD RENEE	69070-24		3/29/2017		585,000	No	No		
BAKER LISA A	48506-352		11/16/2006		1	No	No		

USER DEFINED

Prior Id # 1:	108519
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2018	1552	Porch	6,480	C				
6/30/2016	906	Re-Roof	8,000	C				
6/21/2016	849	Add Bath	62,500	C				add bath 3rd fl +

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	Measured	DGM	D Mann
1/26/2017	Meas/Inspect	DGM	D Mann
1/26/2017	Left Notice	DGM	D Mann
5/3/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7821													G8	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CND | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	50.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	398.210
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	602045
Depreciation:	111980
Depreciated Total:	490065

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	438.03
Special Features:	0	Val/Su Net:	388.04
Final Total:	490100	Val/Su SzAd	474.44

SKETCH

UnSketched SubAreas:
GLA: 1033,
UAT: 918,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,033	398.210	411,351
UAT	Upper Attic	230	232.950	53,463

Net Sketched Area:	1,263		Total:	464,814	
Size Ad	1033	Gross Are	1951	FinArea	1148

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 164.A-0002-0025.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	15X30	A	AV	1959	20.56	T	40	102			5,600			5,600

More:	N	Total Yard Items:	5,600	Total Special Featues:		Total:	5,600

IMAGE

AssessPro Patriot Properties, Inc